

DOUGLAS COUNTY, NV **2023-1001065**
RPTT:\$2687.10 Rec:\$40.00
\$2,727.10 Pgs=4 10/02/2023 01:07 PM
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1418-27-411-012

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Todd M. Levine and Kim A. Levine
PO Box 17787
South Lake Tahoe CA 96157

Escrow No.: ZC3666-JL

RPTT \$2,687.10

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Carolyn R Frank, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Todd M. Levine and Kim A. Levine, as Trustees of the Todd M. Levine and Kim A. Levine Revocable Trust dated February 10, 2022

all that real property in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Carolyn R. Frank
Carolyn R Frank

STATE OF
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public

(seal)

Please see Attached
Form For Notary
Dated

09/28/2023

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

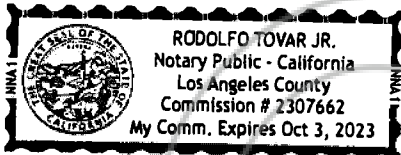
On 09/28/2023 before me, Rodolfo Tovar Jr, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carolyn Frank
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Boggin, Sale Deed

Document Date: 09/28/2023 Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A"

Unit 12, of Cave Rock Villas, being a subdivision of Lot 3, Cave Rock Estates, Unit No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 16, 1977, in Book 877, Page 862, Document No. 12016 of Official Records of Douglas County, State of Nevada, and as amended by Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079, Page 634, Document No. 37479 of Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/22nd interest in and to that portion designated as Common Area, as set forth on the Official Plat of Cave Rock Villas, being a subdivision of Lot 3, Cave Rock Estates Unit No. 1, recorded August 16, 1977, in Book 877, Page 862, Document No. 12016, Official Records of Douglas County, State of Nevada and amended by Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079, Page 634, Document No. 37479, Official Records of Douglas County, State of Nevada.

APN: 1418-27-411-012

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-27-411-012
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
- c) Condo/Twnhse d) 2-4 Plex
- e) Apt. Bldg f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$689,000.00
Transfer Tax Value \$689,000.00
Real Property Transfer Tax Due: \$2,687.10

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Grantor _____

Signature Todd M. Levine

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Carolyn R Frank
Address: 1503 IDAHO AVE
SANTA MONICA CA 90403

Print Name: Todd M. Levine and Kim A. Levine, Trustees of the Todd M. Levine and Kim A. Levine Revocable Trust dated February 10, 2022
Address: P.O. Box 17787 South Lake Tahoe CA 96151

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3666-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED